

032.A

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
874,300 / 874,300

USE VALUE:

874,300 / 874,300

ASSESSED:

874,300 / 874,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
16		PALMER ST, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1:	WANG JIAN & ZHAO SUCHUN SCZ
Owner 2:	WANG JIN & MAXWELL
Owner 3:	

Street 1: 16 PALMER STREET UNIT 16

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WANG JIAN & JIN & MAXWELL -

Owner 2: -

Street 1: 16 PALMER STREET UNIT 16

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Asbestos Exterior and 2950 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7735										G7		1.				

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	874,300			874,300		271629
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

Total Card	0.000	874,300		874,300	Entered Lot Size
Total Parcel	0.000	874,300		874,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	296.37	/Parcel:	296.3	Land Unit Type:
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	861,000	0	.	.	861,000	861,000	Year End Roll	12/18/2019
2019	102	FV	782,600	0	.	.	782,600	782,600	Year End Roll	1/3/2019
2018	102	FV	692,500	0	.	.	692,500	692,500	Year End Roll	12/20/2017
2017	102	FV	631,500	0	.	.	631,500	631,500	Year End Roll	1/3/2017
2016	102	FV	634,700	0	.	.	634,700	634,700	Year End	1/4/2016
2015	102	FV	577,900	0	.	.	577,900	577,900	Year End Roll	12/11/2014
2014	102	FV	552,100	0	.	.	552,100	552,100	Year End Roll	12/16/2013
2013	102	FV	603,800	0	.	.	603,800	603,800		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG JIAN	59873-538		8/29/2012	Convenience	100	No	No		
WANG JIAN & JIN	58658-203		3/12/2012	Convenience	100	No	No		
WANG JIAN/JIN,	46001-393		8/31/2005	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2020	120	Insulate	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Measured	DGM	D Mann
10/7/2017	MEAS&NOTICE	HS	Hanne S
3/14/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Average			A Bath:	Rating:								
Sty Ht: 3 - 3 Story				3/4 Bath: 1	Rating: Average												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 5 - Asbestos				OthrFix:	Rating:												
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: BROWN																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C+ - Average (+)				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1900	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Fpl: 1	Rating: Good			Other									
Jurisdct: G7		Fact: .		WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
								Totals	RMs: 10	BRs: 5	Baths: 2	HB					
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	10	5						
Sec Int Wall:		%		Floor: M - Multi-Level				Additions:									
Partition: T - Typical				% Own: 50.000000000				Kitchen: 2005									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete				Total: 31	%			Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical								Totals									
Insulation: 2 - Typical								1	10	5							
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 032.A-0002-0016.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					